

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

10-331

Orleans

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EAS.437

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Kingsbury Beach Road Area

Photograph



Address: 1150 Kingsbury Beach Road

Historic Name: Sur La Mer Cottage/ Warren and Gladys Marston House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1925

Source: Eastham Tax Commitment records

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Concrete bulkhead (1970s-80s)

Major Alterations (*with dates*):
None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acres

Setting: This parcel is located at the west end of Kingsbury Beach Road on Kingsbury Beach. The surrounding area is developed with early-20th century subdivision of small cottage lots. This house is located on a dune and is protected by a concrete bulkhead along the beach.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Warren and Gladys Marston House, built in ca. 1929-1938, has a 1 ½-story, side-gable form with a high wall on the front (east) elevation. Most of the roof on the west (bayside) elevation extends farther out creating what may have begun as a screened porch but is now enclosed. It is unknown if this porch was a later addition. A small section of the east roof extends farther, creating an enclosed ell. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and has a slightly projecting box cornice. A small brick chimney rises from the roof ridge, and there are modern skylights. Fenestration appears to be modern, thermal 1/1 double-hung sash, including matching three-part window systems on the second floor of the end gables. The front entrance has paired doors surrounded by broad fixed and double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The land along Kingsbury Beach Road was owned in large part by five families - moving roughly from east to west, those of Benjamin Higgins and Edward C. Clark, Richard F. Smith, Philip Smith, and Nathaniel Smith.¹ Kingsbury Beach Road achieved its present extent and route by the 1920s when beach house development along Cape Cod Bay in Eastham gathered momentum. Prior to this point the land had been farmed. As is the case along other beach roads in the town (e.g. Campground Road), a few 19th century farmhouses remain in the dense mix of 20th-century resort development as landmarks to an earlier time when the town was still quite rural.

In 1923, Francis W. Smith, the son of Nathaniel Smith (1810-88), sold to Leroy K. Houghton of West Roxbury 39 acres of land on Cape Cod Bay. The next year, Houghton created the first subdivision along Kingsbury Beach Road from the 39-acre tract (Figure 2).² The subdivision of 111 lots ran east to what is now Penny Lane, south to the south border of lots on Leland Road, and west to the bay shore. The northern bound of the plan was unclear. Kingsbury Beach Road was called Bay Queen Road on the 1924 subdivision plan before it was changed to Kingsbury Beach Road shortly thereafter. Boston-born Leroy Kingsbury Houghton (1888-1980) married Ethelvn Williams in 1915. The *Boston Globe* announcement stated that he was "sub-master at the Robert G. Shaw School in West Roxbury, and later census records also listed him as teacher and schoolmaster.

¹ This summary of Kingsbury Beach's development is derived in large part from the 2005 MHC Area Form for Kingsbury Beach, EAS.O.

² Barnstable County Registry of Deeds, Plan Book 15/ Page 121.

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This parcel is identified as Lot 12 on that 1924 plan. In 1923, before the plan was recorded, Leroy Houghton sold what would become Lot 12, and Lot 38 behind it, to Warren Marston of Newton.³ Many of the lots clustered at the west end of Kingsbury Beach Road had been sold before the plan was recorded. Lots 12 and 38 are labelled as owned by Warren Marston on the 1924 plan. The Marstons appear to have built this cottage right away – they were listed in the 1925 Eastham Tax Commitment records with a cottage valued at \$1500. The house is shown in this location on a 1938 United States Geological Survey (USGS) aerial photo (Photo 3). This image shows the limited degree to which the subdivision had been developed by that time.

Warren Winfield Marston (1886-1956) was a physician. He had married Gladys E. Stetson in 1913, and they had one son who survived to adulthood. Three months after Gladys died in 1946, Warren Marston sold this cottage to Meade J. and Ruth T. Burgess of Hudson, MA.⁴ They took out a private mortgage with Israel Levin of Brookline in 1947, and Levin foreclosed on the mortgage in 1949, selling the property to Julian H. Katzeff, also of Brookline, who was very active in real estate throughout the Cape.⁵ In 1950, Levin sold this property and three other Eastham properties to James H. and Leita W. Gray of Provincetown.⁶ That same year, the Grays sold the four Eastham lots, and three others in Provincetown, to Jacob Friedberg of Brookline.⁷ The next year, Friedberg sold three of the Eastham properties, including this one, to Fred G. and Mary E. LaPiana of Eastham.⁸ In 1984, just this cottage was sold to Arthur and Florece Green, then of Pompton Lakes, NJ, later of Eastham on Town Cove.⁹

The Greens owned this property until 2002, when they sold it to Adam Prince and Barbara Sullivan of Quincy, MA.¹⁰ Two years later, they sold it to Eric Keto of Lexington, MA, and in 2021 he sold it to the current owners, Johny El-Kassis and Ramona Jalkh of Norwood.¹¹

BIBLIOGRAPHY and/or REFERENCES

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³ Barnstable County Registry of Deeds, Book 392/ Page 332.

⁴ Book 653/ Page 441.

⁵ Book 720/ Page 125.

⁶ Book 720/ Page 125.

⁷ Book 758/ Page 554.

⁸ Book 778/ Page 564.

⁹ Book 4116/ Page 32.

¹⁰ Book 15112/ Page 300.

¹¹ Book 18875/ Page 237, Page 34680/ Page 318.

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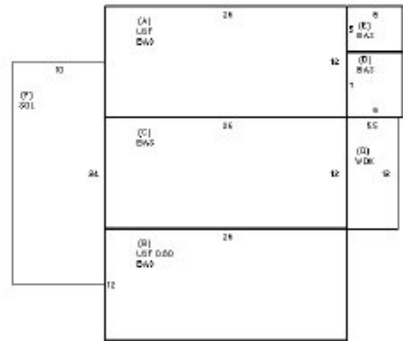


Figure 1. Assessor Sketch.



Photo 2. View from Kingsbury Beach, looking southeast.



Photo 3. Detail of 1938 USGS aerial photo (arrow to 1150 Kingsbury Beach Road added).

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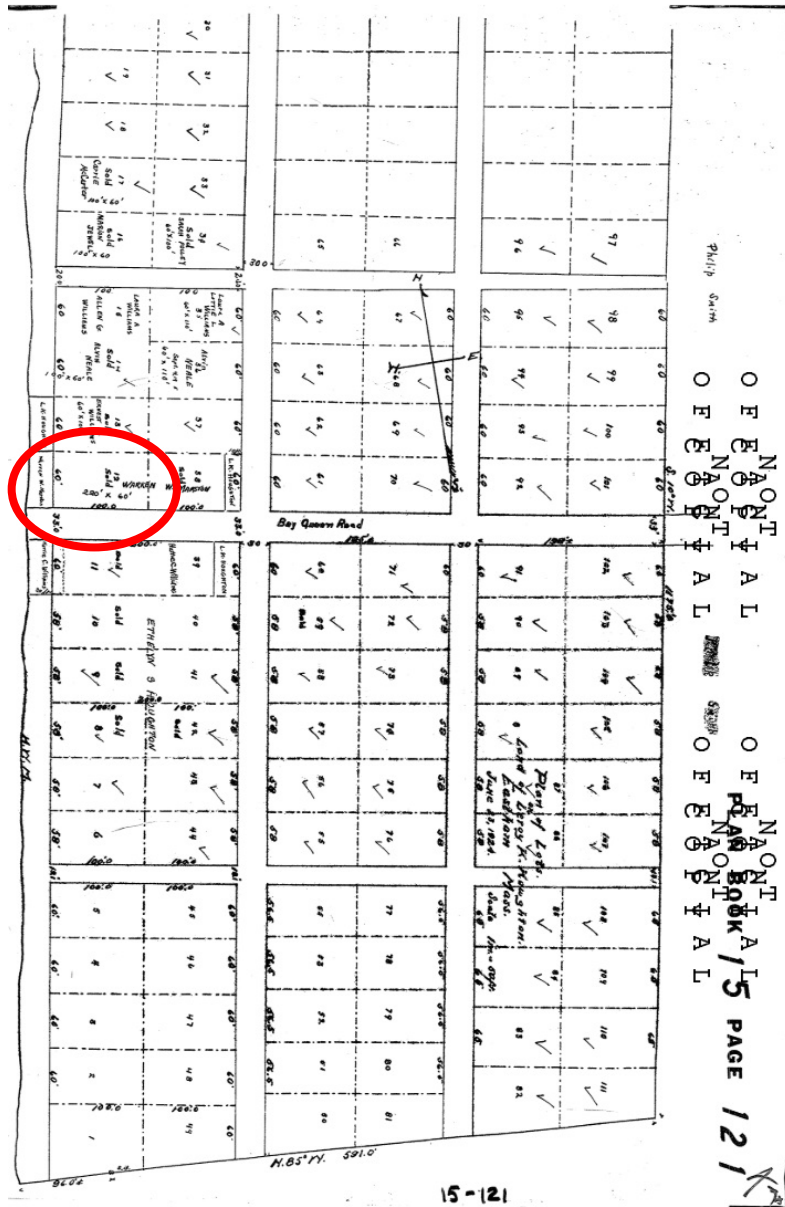


Figure 2. Plan of Land of Leroy K. Houghton, Eastham, Mass., June 23, 1924 (circle of Lot 12 added).